**UDJ: Annual General Mandate 2024**

On April 16, 2024, Becamex Urban Development JSC announced General Mandate No. 01/NQ/DHDCD/2024 as follows:

1. Approve the Audited Financial Statements 2023, the report of the Board of Directors, the report of the Supervisory Board and the General Manager's report on business operations in 2023. With the following main targets:

Total revenue: VND 83,864,430,989

Net revenue: VND 83,767,107,212

Profit before tax: VND 18,427,733,764

Profit after tax: VND 14,609,869,011

Basic earnings per share: VND 841/share

Total assets: VND 520,810,318,981

Owners’ equity: VND 235,567,251,144

1. Approve the profit distribution plan in 2023: Agree according to the plan in the Proposal:

* Appropriation for investment and development fund at 20% of profit after tax = VND 2,921,973,802;
* Appropriation for bonus and welfare fund at 5% of profit after tax = VND 730,493,451
* Remuneration for the Board of Directors, the Supervisory Board and the Secretariat at 2% of profit after tax = VND 292,197,380;
* Bonus to the Executive Board at 1% of profit after tax = VND 146,098,690;
* Dividend payment rate = 6%/charter capital.
* Retained profits carried forward to 2024 = VND 7,095,139,451.

1. Approve business and profit distribution plan for 2024.

* Total revenue: VND 93,572 million;
* Total profit after tax: VND 12,961 million;
* Appropriation for investment and development fund at 20% of profit after tax;
* Appropriation for bonus and welfare fund at 5% of profit after tax;
* Remuneration for the Board of Directors, the Supervisory Board and the Secretariat at 2% of profit after tax;
* Bonus to the Executive Board at 1% of profit after tax when the plan is achieved;
* Dividend payment rate: 6%.

1. Approve the list of independent audit companies to audit the annual Financial Statements, review the semi-annual Financial Statements 2024 of Becamex Urban Development JSC and authorize the Board of Directors to decide on the selection of an audit company according to the list below:
2. A&C Auditing and Consulting Company Limited;
3. KPMG Limited;
4. Ernst & Young Vietnam Limited;
5. Approve Proposal No. 04/TTr/DHDCD/2024 on adjusting business lines.
6. Amending and supplementing details for the Company's current business lines:

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| --- | --- | --- | --- | --- |
| No. | Name of business lines before adjustment | Name of business lines with details adjusted | Business line code | Main business line |
| 1 | Trading of real estate, land use rights belonging to the owner, user, or leased estate  Details: Investing in construction and trading of technical infrastructure of industrial parks, residential areas and urban areas. Trading of real estate, leasing houses, apartments, factories and offices. | Trading of real estate, land use rights belonging to the owner, user, or leased estate (excluding investments in building cemetery infrastructure for transferring land use rights associated with infrastructure).  Details: Investing in construction and trading of technical infrastructure of industrial parks, residential areas and urban areas. Trading of real estate, leasing houses, apartments, factories and offices. | 6810 | X |
| 2 | Site preparation Details: Ground filling | Site preparation (except blasting services) Details: Ground filling | 4312 |  |
| 3 | Wholesale of agricultural and forestry raw materials (except wood, bamboo) and live animals.  Details: Buying and selling raw rubber latex (not contained at the head office) | Wholesale of agricultural and forestry raw materials (except wood, bamboo) and live animals (excluding exercising export rights, import rights, and distribution rights for the following goods: cigarettes and cigars, books, newspapers and magazines, recorded material, precious metals and gemstones, pharmaceuticals, explosives, crude and processed oils, rice, cane sugar and beet sugar).  Details: Buying and selling raw rubber latex (not contained at the head office) | 4620 |  |
| 4 | Wholesale of materials and other installation equipment in construction.  Details: Trade building materials. | Wholesale of materials and other installation equipment in construction (except for exercising export rights, import rights, and distribution rights for the following goods: cigarettes and cigars, books, newspapers and magazines, recorded material, precious metals and gemstones, pharmaceuticals, explosives, crude and processed oils, rice, cane sugar and beet sugar).  Details: Trade building materials. | 4663 |  |
| 5 | Wholesale of other household appliances  Details: Buy and sell interior decoration products of all kinds. | Wholesale of other household appliances (excluding exercising export rights, import rights, and distribution rights for the following goods: cigarettes and cigars, books, newspapers and magazines, recorded material, precious metals and gemstones, pharmaceuticals, explosives, crude and processed oils, rice, cane sugar and beet sugar).  Details: Buy and sell interior decoration products of all kinds. | 4649 |  |
| 6 | Real estate consulting, brokerage, auction, land use rights auction  Details: Real estate consulting services; real estate broker; real estate auction, land use rights auction; real estate management, real estate advertising; real estate valuation; real estate trading floor. | Real estate consulting, brokerage, auction, land use rights auction (except asset auction services)  Details: Real estate consulting services; real estate broker; real estate management, real estate advertising; real estate valuation; real estate trading floor. | 6820 |  |
| 7 | Architectural activities and related technical consultancy.  Details: Consulting, design and construction of civil and industrial projects; Consulting, design and construction of urban technical infrastructure projects; Consulting and structural design of civil and industrial projects; Supervise the construction and completion of civil and industrial works; Consulting, detailed planning and total estimates of: Residential areas, urban areas, industrial parks, civil, industrial and traffic works. | Architectural activities and related technical consulting (except services for establishing, operating, maintaining navigational aids, water areas, public navigation channels and maritime routes; services of surveying water areas, public navigational channels and maritime routes to serve the publication of marine notices; services of surveying, building and publishing nautical charts of water areas, seaports, maritime channels and maritime routes).  Details: Consulting, design and construction of civil and industrial projects; Consulting, design and construction of urban technical infrastructure projects; Consulting and structural design of civil and industrial projects; Supervise the construction and completion of civil and industrial works; Consulting, detailed planning and total estimates of: Residential areas, urban areas, industrial parks, civil, industrial and traffic works. | 7110 |  |

1. Approve updating and supplementing business lines in Clause 1, Article 4 of the current Charter of Organization and Operation of the Company (due to amendments to business lines in Section 1 above).
2. Assign the Board of Directors to proactively decide when to amend the charter and carry out procedures to change the Company's business registration information as mentioned above.
3. Approve Proposal No. 05/TTr/DHDCD/2024 on dismissing and electing additional members of the Board of Directors for the term of 2022 - 2027.
4. Dismiss Mr. Nguyen Khanh Quang as a member of the Board of Directors for the term 2022 - 2027, who has submitted a resignation letter.
5. Elect additional members of the Board of Directors for the term 2022 - 2027 to replace.

Number of members of the Board of Directors for the 2022 - 2027 term that need to be additionally elected: 01 member

1. Approve Proposal No. 06/TTr/DHDCD/2024 on the list of candidates for the Board of Directors for the 2022 - 2027 term.

1/ Ms. Nguyen Thi Thanh Tra

1. Approve the results of additional election of members of the Board of Directors for the 2022 - 2027 term, specifically as follows:

The additional member of the Board of Directors of Becamex Urban Development JSC for the term 2022 - 2027 is Ms. Nguyen Thi Thanh Tra.

1. This General Mandate has been approved by the General Meeting of Shareholders and takes effect from the date of signing. Shareholders, members of the Board of Directors, the Supervisory Board, employees of the Company are responsible for implementing this General Mandate.